IN RE: PETITIONS FOR SPECIAL HEARING

AND ZONING VARIANCE

930 ft. W of c/l Greenspring

Avenue

1400 Greenspring Valley Road

8th Election District 3rd Councilmanic District

Koinonia Partnership

Petitioner

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 96-230-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on both Petitions for Special Hearing and Zoning Variance for the property located at 1400 Greenspring Valley Road, within the Greenspring Valley area of northern Special Hearing approval is requested to to approve a Baltimore County. use permit for Bed and Breakfast Inn, pursuant to Section 402.D of the Baltimore County Zoning Regulations (BCZR). Variance relief is requested from Section 409.4 of the BCZR to permit parking and drive aisles with a minimum width of 14.5 ft.(+/-) in lieu of the required 22 ft.; and also from Section 409.3 of the BCZR to permit a parking space area minimum of 7-1/2 x 16 ft., in lieu of the standard 8-1/2 x 18 ft. The subject property and relief requested are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Variance.

Appearing at the requisite public hearing held for this case were Ronald and Ann Pomykala, partners of Koinonia Partnership, property owner. Also appearing in support of the Petition was David S. Thaler, Professional Engineer and Registered Land Surveyor. Mr. Thaler is the principal of D.S. Thaler and Associates, Inc. That company prepared the site plan. Also appearing in support of the Petition was Stuart D. Kaplow, Esquire, on behalf of the Baltimore County Chamber of Commerce. The Petitioner was represented by Stephen J. Nolan, Esquire.

Appearing as interested persons were several residents of the surrounding locale. They included Thomas W. and Marianne Brundige, III, Lynne Ellis, Lucy Harvard, Steve Howard, Richard Buck and Mary Arnold. Kristen Forsyth of the Valleys Planning Council also appeared.

An examination of the site plan shows that the subject property is approximately 44.8 acres in area, split zoned R.C.2 and R.C.5. The predominant zoning is R.C.2 (42.9 acres), with a small sliver of R.C.5 (1.9 acres) along the northwest tract boundary. The subject property is improved with several buildings, the main structure being a building known as Gramercy. This structure is on the Maryland Historical Trust inventory list and is used as a Bed and Breakfast Inn. Mrs. Pomykala, who operates the bed and breakfast business with her daughters, described the premises same is shown on the site plan. She indicated that the main house was constructed shortly after the turn of the century and that she and her husband purchased the property under the name of Koinonia Partnership in approximately 1985. She also described the bed and breakfast business which is operated on the site. She indicated that only breakfast meals are served at the Inn (no dinners) and there are no cooking facilities in She indicated that approval is sought, pursuant to the Petithe rooms. tion for Special Hearing, to continue operations of the bed and breakfast, pursuant to Section 402.D of the BCZR. That section specifically regulates bed and breakfast inns and requires, in part; that the owners shall reside on the premises; that the Inn building be officially designated as a historic building, or located within a historic district; and that the property must be located outside the urban-rural demarcation line-etc. It is clear that the business, in fact, complies with these requirements contained in Section 402.D.

ORDER RECEIVED FOR FILING

Mrs. Pomykala also indicated that 5 rooms presently are operational, however, plans have been made to expand the Inn to provide 12 rooms. Moreover, in accordance with Section 402.D, a maximum of 16 guests will be accommodated. All of the rooms are located within the main house.

Stuart D. Kaplow, Esquire, from the Baltimore County Chamber of Commerce, also testified. His organization considered the proposal and unanimously supports same. Mr. Kaplow indicated that the Chamber believes that this use on the subject site is beneficial to Baltimore County.

Mr. Thaler also presented testimony regarding the site plan and proposed use. He described vehicular access to the property and opined that the site is suitable for a bed and breakfast inn. He also described, in detail, the requested variances. One of the variances relates to the lengthy driveway which leads to the house and accessory structures from Greenspring Valley Road. A portion of the driveway is narrow in certain areas with a minimum width of 14-1/2 ft., in lieu of the required 22 ft. Mr. Thaler believes that granting of the variance will preserve the historic nature and character of the site. Traffic volumes are minimal within the property and he believes compliance with the strict regulation would be unduly burdensome.

The second variance relates to the parking spaces. Again, these are undersized owing to the historic use of the property. Again, Mr. Thaler opined that strict adherence to the regulations would be impractical and would cause the Petitioner practical difficulty as defined by law.

Testimony was also received from a number of Protestants. Many of these Protestants reside nearby. Their chief concern may be generally described as a fear of over-commercialization of the subject site. In this regard, a copy of the prior opinion issued by the Board of Appeals of Baltimore County in case No. 90-355-SPH was offered. That opinion was

TO STATE VILLENIA

rendered as a result of a Petition for Special Hearing before the Board in 1989. That Petition sought approval and confirmation of the lawful nonconforming residential institutional and other uses as described in the Petition. The Protestants in the instant case were concerned that any Order issued herein would rescind or reverse that Order.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the Petitions for Special Hearing and Zoning Variance. As to the Special Hearing, it is my judgment that the Petitioner complies with the provisions of Section 402.D of the BCZR. The Bed and Breakfast use, as described and regulated within that section, is an appropriate use of this site. It reflects the historic use of this site and, as limited by Section 402.D, should not cause detriment to the health, safety or general welfare of the locale.

I am also persuaded to grant the Petitions for Zoning Variance. In this regard, strict adherence to the regulations would be impractical and would not benefit the property or surrounding locale. To the contrary, the quiet and historic character of the property should be preserved and new construction to bring the site into compliance with current standards is unwise.

Moreover, recognizing the Protestants' concerns, I shall restrict the relief granted by specifically adopting, to the extent applicable, the Board of Appeals' decision of August 2, 1991. That is, it is to be recognized that the decision in the instant case does not represent a reversal or override of the Board's decision. The terms and conditions of that prior Order shall remain in full force and effect, except as expressly amended hereby.

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27 day of May, 1996 that, pursuant to the Petition for Special Hearing, approval of a use permit for a Bed and Breakfast Inn, under Section 402.D, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4 of the BCZR to permit parking in drive aisles with a minimum of 14.5 ft.(+/-) in lieu of the required 22 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.3 of the BCZR to permit a parking space minimum of $7-1/2 \times 16$ ft., in lieu of the standard $8-1/2 \times 18$ ft., be and is hereby GRANTED; subject, however, to the following restriction:

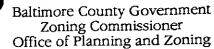
1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for leturning, said property to its original condition.

IT IS FURTHER ORDERED that the Board of Appeals' decision of August 2, 1991 is hereby ratified and confirmed, to the extent that same is not expressly amended herein.

LAWRENCE E. SCHMIDT
Zoning Commissioner for

Baltimore County

LES:mmn





Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

May 28, 1996

Stephen J. Nolan, Esquire Nolan, Plumhoff and Williams, Chtd. Suite 700, 210 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Petitions for Special Hearing and Variance Property: 1400 Greenspring Valley Road

Case No. 96-230-SPHA

Legal Owner: Koinonia Partnership

Dear Mr. Nolan:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours

Lawrence E. Schmidt Zoning Commissioner

LES:mmn

att.

c: Mr. and Mrs. Ronald Pomykala, 1400 Greenspring Valley Road, 21153

c: Stuart D. Kaplow, Esquire, 502 Baltimore Avenue, 21204

c: Ms. Kristen Forsyth, Valleys Planning Council, P.O. Box 5402, 21285

c: Mr. and Mrs. T. Brundige, III, 1520 Greenspring Valley Rd.

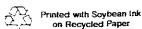
c: Ms. Lynne Ellis, Ms. Lucy Harvard, 11044 Greenspring Avenue

c: Mr. Steve Howard, P.O. Box 48, Stevenson, Md. 21153

c: Mr. Richard Buck, 11219 Greenspring Avenue, Lutherville, 21093

c: Ms. Mary Arnold, 11042 Greenspring Avenue







Petition for Special Hearing

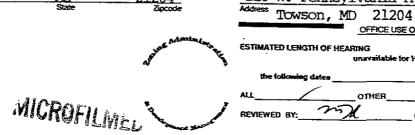
to the Zoning Comm	issioner of Baltimore County
for the property located at	1400 Greenspring Valley Road
76-230-5PHA	which is presently zoned RC2
This Petition shall be filed with the Office of Zoning Administra The undersigned, legal owner(s) of the property situate in Baltimor hereto and made a part hereof, hereby petition for a Special Heari	11 1 1 1 1 1 1 1 1 1
Property is to be posted and advertised as prescrib I, or we, agree to pay expenses of above Special Hearing adverti- are to be bound by the zoning regulations and restrictions of Baltin	ied by Zoning Regulations. ising, posting, etc., upon filing of this petition, and further agree to and imore County adopted pursuant to the Zoning Law for Baltimore County.
	I/We do solemnly declare and affirm, under the penalties of penury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Logal Owner(s):
(Type or Print Name) Signature	KOINONIA PARTNERSHIP (Type or Print Name) Ann Ponnykala, General Partner
Address	(Type or Print Name)
City State Zipcode	Signature
Attorney for Petatoner Stephen J. Nolan	1400 Greenspring Lalley Rl 486-2405 Address Phone No.
Nolan, Plumhoff & Williams, Chtd. (Type or Print Name)	Steecenson, Inc. 21153 City State Zipcode Name, Address and phone number of representative to be contacted.
Stysten Nolan Stricte 700 210 W. Pennsylvania Ave. 823-7800	Stephen J. Nolan Name 210 W. Pennsylvania Ave. 823-7800
Address Phone No. Towson MD 21204	Address Towson, MD 21204 Phone No. OFFICE USE ONLY
City State Zipcode	ESTIMATED LENGTH OF HEARING Unavoilable for Hearing





Petition for Variance

to the Zoning Commi	ssioner of Baltimore County
for the property located at	•
	1400 Greenspring Valley Road
96-230-SPHA	which is presently zonedRC2
This Petition shall be filed with the Office of Zoning Administrati	on & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimor hereto and made a part hereof, hereby petition for a Variance from S	e County and which is described in the description and plat attached
aisles with a minimum of 14.5' in lieu	of the required 22' drive aisle, and also
from Section 409.3 to permit a parking sp	pace minimum of 7.5' x 16' in lieu of the
standard 8.5' x 18' parking space.	•
of the Zoning Regulations of Baltimore County, to the Zoning Law of	Flatimore County for the full pulsar and the full pulsar
practical difficulty)	·
The strict requirements for parking would	
existing amenities as referenced in Secti	ion 402D.8.
The other reasons showing practical diff:	iculty or unreasonable bardship will be
established at the time of the hearing.	rearry of affectsorable randamp will be
Property is to be posted and advertised as prescribe	d by Zoning Daniel's a
I, or we, agree to pay expenses of above Variance advertising, pos	ting, etc., upon filing of this petition, and further scree to and are to
be bound by the zoning regulations and restrictions of Baltimore Co	unty adopted pursuant to the Zoning Law for Baltimore County.
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
(Type or Print Name)	KOINONIA PARTNERSHIP (Type or Print Name)
	1 De delas
Signature	Signature Anne Pomykala, General Partner
	Arme Pomykara, General Partner
Address	(Type or Print Name)
City State Zipcode	Signature
Attorney for Petitioner: Stephen J. Nolan	
Nolan, Plumboff & Williams, Chtd.	1400 Greenspring Valley Road
(Type or Print Name)	Address P. O. Box 119 Phone No.
A6 1 10	Stevenson MD 21153
Signature Signature	City State Zipcode
Suite 700	Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.
210 W. Pennsylvania Ave. 823-7800	Stephen J. Nolan
Address Phone No.	Name



OTHER 129/15 REVIEWED BY:

24%

210 W. Pennsylvania Ave.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland

Number of Stone.	Posted by	Remarks:	Location of Signa	dord to have	Petitioner:	Posted for:	District 8#	
Signature	Posted by MATARILE		Terne Te	Make Joseph	ROINONIO	Lordel Hearing	*	
Dat			hey may an	Soff Street 28 K.	artrocship	+ Vonence		
Date of return: 10/12			Location of Signa: Lecing Twest Way on Lingson to bound yours of	Hope of 1 100 Co Years & Trip Polly RI	Petitioner: ROLYONIO (Attrocs/1)	Posted for: Lengte Hearing & Constille Date of Posting	•	
185			Jones d			Date of Posting 12/15/95		

NOTICE OF HEMSELS

The Zoolog Commissionar of Baltimore County, Sy attenting of the Zoolog County will not a public hearing on the property identified herein in Room 105 of the County Office Building, 111 w Chesspeake Annue of Towson, Maryland 22214 on Room 118. Out County of Towson, Maryland 22214 on Room 118. Out County of Towson, Maryland 22214 on Room 118. Out County of Towson, Maryland 22214 on Room 140. Case 1932 and Maryland 22214 on Room 1400 Greensphing Valley Road, NS Greensphing Valley Road, NS Greensphing Valley Road, Soc W of cl Greenspring Avenue

8th Election District

our recapit visurica 3rd Councilmanic Legal Owner(s): Koinonia Partnership Hearing: Thursday, January 4, 1996, at 9:00 a.m. in Rm. 118;

Old Counthouse.
Special Hearing: to approve a use permit fro a bed and breakfast. Variance: to permit parling and drive aisles with a minimum of 14.5+/- feet in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet nation space

parking space.

LAWRENCE E SCHMIDT

LAWRENCE E. SCHMIDT Zoning Commissioner for Battimore County NOTES: (1) Hearings are Handicapped. Accessible; for special accommodations Please Call 887-3353. (2) For information concerning, the File and/or Hearing, Please Call 887-3391.

12/086 Dec 14

c22520

CERTIFICATE OF PUBLICATION

TOWSON, MD., /2/15 , 19 <i>9</i> 5
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of successive
weeks, the first publication appearing on $12/14$, 19 95
LEGAL AD TOWSON
Publishe r



ALTIMORE CLUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 1/20/400 ACCOUNT COSTS

AMOUNT \$ 50000

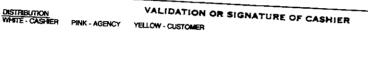
RECEIVED YOUR FORMAND - 1400 Granar - Unity RAL

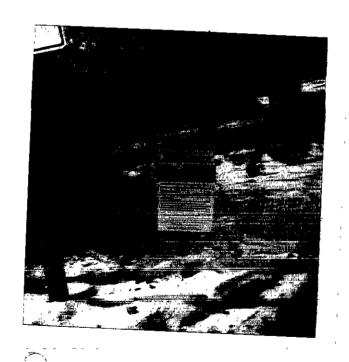
ORD - Comm Y - B 25000

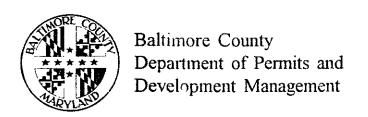
Granar - Sp Hr - B 25000

FOR: COST - 2 5000

FOR: COST -







ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

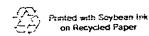
This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR
For newspaper advertising:
Item No.: 224 Petitioner: Kolnovia Partnership
Location: 1400 freenspring valley ad-
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Koinonia Partnership
ADDRESS: 1400 Greenspring Calley Rd-
Stevenson MD 21153
PHONE NUMBER: 486-2405



TO: PUTUXENT PUBLISHING COMPANY

December 14, 1995 Issue - Jeffersonian

Please foward billing to:

Koinonia Partnership 1400 Greenspring Valley Road Stevenson, MD 21153 486-2405

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

cr

Room 118, Old Courthouse, 400 Washington Avenne, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-230-SPHA (Item 224)

1400 Greenspring Valley Road

N/S Greenspring Valley Road, 930' W of c/l Greenspring Avenue

8th Election District - 3rd Councilmanic

Legal Owner: Koinonia Partnership

Special Hearing to approve a use permit for a bed and breakfast.

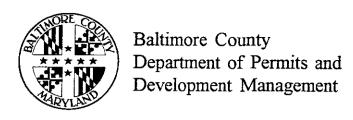
Variance to permit parking and drive aisles with a minimum of 14.5+/- feet in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet parking space.

HEARING: THURSDAY, JANUARY 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



December 8, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-230-SPHA (Item 224)

1400 Greenspring Valley Road

N/S Greenspring Valley Road, 930' W of c/l Greenspring Avenue

8th Election District - 3rd Councilmanic

Legal Owner: Koinonia Partnership

Special Hearing to approve a use permit for a bed and breakfast.

Variance to permit parking and drive aisles with a minimum of 14.5+/- feet in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet parking space.

HEARING: THURSDAY, JANUARY 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon

Director

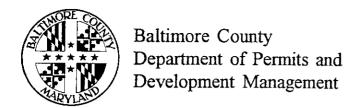
cc:

Koinonia Partnership

Stephen J. Nolan, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
- (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



March 1, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 1/4/36

CASE NUMBER: 96-230-SPHA (Item 224)

1400 Greenspring Valley Road, 930' W of c/l Greenspring Avenue

8th Election District - 3rd Councilmanic

Legal Owner: Koinonia Partnership

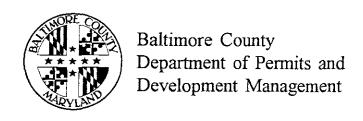
Special Hearing to approve a use permit for a bed and breakfast. Variance to permit parking and drive aisles within a minimum of 14.5+/-in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet parking space.

HEARING: FRIDAY, MARCH 22, 1996 at 9:00 a.m. in Room 106, County Office Building.

ARNOLD JABLON

DIRECTOR

cc: Stephen J. Nolan, Esq.
Dr. John Bernstein/Valleys Planning Council 10 10+5+02 21285-5402
Koinonia Partnership



March 25, 1996

NOTICE OF REASSIGNMENT

Rescheduled from 1/4/96 and 3/22/96 CASE NUMBER: 96-230-SPHA (Item 224)

1400 Greenspring Valley Road, 930' W of c/l Greenspring Avenue

8th Election District - 3rd Councilmanic

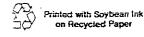
Legal Owner: Koinonia Partnership

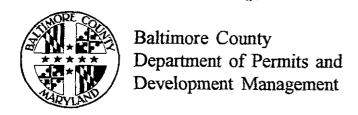
Special Hearing to approve a use permit for a bed and breakfast. Variance to permit parking and drive aisles within a minimum of 14.5+/-in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet parking space.

HEARING: TUESDAY, APRIL 30, 1996 at 11:00 a.m. in Room 106, County Office Building.

ARNOLD JABLON DIRECTOR

cc: Stephen J. Nolan, Esq. Valleys Planning Council





December 29, 1995

Stephen J. Nolan, Esquire Nolan, Plumhoff & Williams, Chtd. Suite 700 210 W. Pennsylvania Avenue Towson, MD 21204

RE: Item No.: 224

Case No.: 96-230-SPHA

Petitioner: Koinonia Partnership

Dear Mr. Nolan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr. Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon,	Director, PDM	DATE:	December	11,	1995
FROM: Arnold F. 'P	at' Keller, III, Director, PO				
SUBJECT: 1400 Gree	nspring Valley Road				
INFORMATION:					
Item Number:	224				
Petitioner:	Koinonia Partnership			-	_
Property Size:			· · · · · · · · · · · · · · · · · · ·		<u>.</u>
Zoning:	RC-2				-
Requested Action:	Variance and Special Hearing				-
Hearing Date:			<u>-</u>		_

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and in consideration of the location and size of the subject site, staff supports the variances and the proposed use of the property as a bed and breakfast as limited by Section 402D of the Baltimore County Zoning Regulations.

This office notes, however, that the use of the subject property or any other property as a bed and breakfast is limited, and that there are no accessory uses permitted under Section 402D of the Baltimore County Zoning Regulations.

Prepared by:

Division Chief:

PK/JL

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 21, 1995 Zoning Administration and Development Management

FROM Development Plans Review Division

RE:

Zoning Advisory Committee Meeting for December 18, 1995 Item 224

The Development Plans Review Division has reviewed the subject zoning item. If the permit is granted for the bed and breakfast inn, the entrance to the site must comply with the Department of Public Works Road and Street Detail, Standard Plate R-32A, Rural Commercial Entrance.

RWB:sw

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

DATE: 12/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: KOINONIA PARTNERSHIP

LOCATION:N/S GREENSPRING VALLEY RD.930'W OF CENTERLINE GREENSPRING AVE (1400 gREENSPRING VALLEY RD.)

Item No. 224

Zoning Agenda: SPECIAL HEARING/VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F





Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO:

PDM - Joyce Watson

524

FROM:

Development Coordination

SUBJECT:

Zoning Advisory Committee
Agenda: 11/27/95 and 12/11/95

12/4/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Litems:

Item #'s:

205

209

213

218

219

LS:sp

LETTYZ/DEPRM/TXTSBP

zέ



David L. Winstead Secretary Hal Kassoff Administrator

12-7-95

Baltimore County (MJK)

Ms. Joyce Watson Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/45/130 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Bob Snall

Ronald Burns, Chief Engineering Access Permits

BS

5380-95

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS CHARTERED

SUITE 700, COURT TOWERS 210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-5340

(410) 823-7800

TELEFAX (410) 296-2765

JAMES D NOLAN (RETIRED 1980)

11/27/95

J EARLE PLUMHOFF (1940-1988)

> RALPH E. DEITZ (1918-1990)

WRITER S DIRECT DIAL

⁸²³⁻ 7853

#224

*ALSO ADMITTED IN D.C.

NEWTON A, WILLIAMS

THOMAS J RENNER
WILLIAM P ENGLEHART, JR

STEPHEN J NOLAN*

ROBERT L HANLEY, JR.

ROBERT S GLUSHAKOW

STEPHENM SCHENNING

DOUGLAS L BURGESS

ROBERT E CAHILL, JR C WILLIAM CLARK

E BRUCE JONES"

J JOSEPH CURRAN, III

STUART A SCHADT

" ALSO ADMITTED IN NEW JERSEY

November 24, 1995

VIA HAND DELIVERY

Mr. Mitch Kellman
Baltimore County Department of
Permits and Development Management
County Office Building
Towson, Maryland 21204

Re: Our Client: Koinonia Partnership
Zoning Requests for Bed and Breakfast Inn
1400 Greenspring Valley Road
Third Election District
Third Councilmanic District

Dear Mitch:

As a follow-up to our conference in your office on Wednesday, November 22, 1995, with Stacey McArthur, I am enclosing the following documents, many of which have been revised since our meeting to incorporate your comments:

- 1. Three (3) original signed Petition for Special Hearing forms;
- 2. Three (3) original signed Petition for Zoning Variance forms;
 - Five (5) copies of the Zoning Description;
- 4. Twelve (12) copies of the site plan prepared by D.S. Thaler and Associates;
 - 5. One (1) copy of the 200 scale zoning map; and
- 6. Our client's check number 2458 payable to Baltimore County, Maryland in the amount of \$570.00 to cover the filing and sign fees.

Kindly schedule this matter for the earliest possible hearing date.



Mr. Mitch Kellman November 24, 1995 Page Two

We greatly appreciate your kind assistance.

Very truly yours,

Stephen J. Nolan

SJN/vrs

Enclosures

cc: Koinonia Partnership Anne Pomykala

David S. Thaler, P.E. Stacey A. McArthur, R.L.A.

LAW OFFICES

NEWTON A WILLIAMS THOMAS J RENNER WILLIAM PENGLEHART JR STEPHEN J NOLAN* ROBERT L HANLEY, JR ROBERT S. GLUSHAKOW STEPHENM SCHENNING DOUGLAST BURGESS ROBERT E CAHILL. JR C WILLIAM CLARK E BRUCE JONES** J.JOSEPH CURRAN, III

NOLAN. PLUMHOFF & WILLIAMS CHARTERED

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JAMES D NOLAN (RETIRED 1980)

J. FARLE PLUMHOFF

(1940-1988)

RALPH & DEITZ (1918-1990)

WRITER S DIRECT DIAL 823- 7853

January 2, 1996

*ALSO ADMITTED IN D.C. "" ALSO ADMITTED IN NEW JERSEY

STUARTA SCHADT

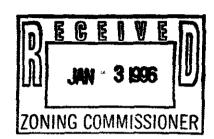
VIA HAND DELIVERY Honorable Lawrence Schmidt Zoning Commissioner for Baltimore County Old Court House Towson, Maryland 21204

Case No.: 96-230-SPHA (Item 224)

1400 Greenspring Valley Road

8th Election District 3rd Councilmanic District

Koinonia Partnership - Petitioner



Dear Commissioner Schmidt:

In the course of a meeting today with representatives of the Valleys Planning Council concerning the above-captioned special hearing petition, the Petitioners were asked to join in a request for continuance of the hearing which is currently scheduled for Thursday, January 4, 1996 at 9:00 a.m. in Room 118 of the Old Courthouse.

In the good faith interest of exploring a resolution of certain underlying questions with regard to this case, Koinonia Partnership has agreed to the continuance requested by the Valleys Planning Council. Accordingly, please do not reset this case for approximately ninety (90) days.

Thank you for your kind consideration of this request. you prefer, I will be happy to appear in person to place this joint request on the record Thursday morning.

Respectfully submitted,

Stephen J. Nolan

SJN:mao

Dr. John Bernstein, Valleys Planning Council Arnold Jablon, Director, Baltimore County Department of Permits and Development Management Peter Max Zimmerman, Esquire, Office of People's Council Carole S. Demilio, Esquire, Office of People's Council Koinonia Partnership

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR

C. WILLIAM CLARK

E.BRUCE JONES**

STUART A. SCHADT

LAW OFFICES

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JAMES D. NOLAN

RETIRED 1980)

J. EARLE PLUMHOFF

RALPH E. DEITZ (1916-1990)

WRITER'S DIRECT DIAL

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7853

"ALSO ADMITTED IN D.C.
""ALSO ADMITTED IN NEW JERSEY

February 27, 1996

VIA HAND DELIVERY

The Honorable Lawrence Schmidt Zoning Commissioner for Baltimore County Old Court House Towson, Maryland 21204

RE: Case No.: 96-230-SPHA (Item 224)

1400 Greenspring Valley Road

8th Election District 3rd Councilmanic District

Koinonia Partnership - Petitioner

Dear Commissioner Schmidt:

The above entitled case was scheduled for a hearing on January 4, 1996. My client, Koinonia Partnership agreed to the continuance requested by the Valleys Planning Council.

Following a meeting on Friday, February 23, 1996 with John Bernstein and Kristen Forsyth of the Valleys Planning Council, we were informed that they have no objection to the scheduling of the hearing on the requested Bed and Breakfast Inn. Accordingly, please assign a new hearing date for this case. The only present conflict that I have in my schedule is March 7, 8, 11 and 25. Thank you for your consideration of this request.

Very truly yours,

Stephen J. Nolan

SJN/dlp

cc: Ms. Gwen Stevens, Hearing Clerk

Mr. Arnold Jablon, Director, Baltimore County Department of

Permits and Development Management

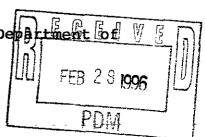
Dr. John Bernstein, Valleys Planning Council Ms. Christin Forsyth, Valleys Planning Council

Koinonia Partnership

Anne and Christin Pomykala

Mr. David S. Thaler

MICROFILMES



96-905

LAW OFFICES

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DOUGLAS L BURGESS

ROBERT E CAHILL, JR

E. BRUCE JONES** J JOSEPH CURRAN, 班

STUARTA SCHADT

March 4, 1996

VIA HAND DELIVERY

Arnold Jablon, Director
Baltimore County Department of
Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 96-230-SPHA (Item 224)
1400 Greenspring Valley Road
Petitioner: Koinonia Partnership
REQUEST FOR REASSIGNMENT

Dear Mr. Jablon:

Reference is made to your Notice of Reassignment dated March I, 1996, with regard to the above-entitled case. Through an inadvertence, my letter dated February 27, 1996 addressed to Commissioner Schmidt failed to list Friday, March 22 as a conflict date. I am scheduled on that date to chair the statewide planning conference of the Maryland Coalition for Civil Justice at Westminster Hall of the University of Maryland School of Law on that date.

Accordingly, I respectfully request a new hearing date preferably during the month of March (with the exception of March 18, 25 and 29).

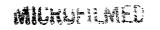
I regret any inconvenience that this oversight on my part has caused your docket clerk, Ms. Gwen Stephens. Thank you for your kind consideration of this letter.

Very truly yours,

Stephen J. Nolan

SJN/mao

cc: Ms. Gwen Stephens, Docket Clerk (via hand delivery) Dr. John Bernstein, Valleys Planning Counsel Koinonia Partnership The Honorable Lawrence Schmidt, Zoning Commissioner





IN THE MATTER OF THE THE APPLICATION OF KOINONIA PARTNERSHIP FOR A SPECIAL HEARING ON PROPERTY LOCATED ON GREENSPRING VALLEY RD., 930' WEST FROM CENTERLINE OF GREENSPRING AVENUE (1400 GREENSPRING VALLEY ROAD) * CASE NO. 90-355-SPH 3RD ELECTION DISTRICT

3RD COUNCILMANIC DISTRICT

BEFORE THE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

OPINION

This matter comes before the Board from an appeal of the Zoning Commissioner's Order of July 16, 1990 denying the Petition Special Hearing to approve and confirm the nonconforming residential, institutional and other uses requested by the Petitioner. Testimony was taken over a two-day period both by live witnesses and video tape deposition.

Mr. Eugene Raphel, a registered professional land surveyor, testified as an expert on behalf of the Koinonia Partnership. advised the Board that the site consisted of approximately 45 acres located in the Greenspring Valley having a zoning designation of R.C. 2. Mr. Raphel reviewed the early blueprints and tracings for the subject site and indicated that these documents date back to Those tracings and site plans indicate at least eight 1955. individual buildings to exist on the site and named those Testimony throughout the hearing referred to those buildings by name and were further portrayed in Petitioner's Exhibit No. 9, a photographic layout of the site. The video tape deposition viewed by the Board of Marion Carnes further enlightened this Board as to these buildings and as to their history. Carnes, an 82-year-old resident of the Presbyterian Home and still active Koinonian, first arrived at the subject property in 1954 for

MICROFILMED

a brief visit. At that time she was a nurse employed in New York State who had been introduced to the Koinonia Foundation by a friend. She described the property usage in 1954 as that of a learning facility with religious values. She indicated that individuals and families were trained at the facility, living on the property while training before being sent overseas on their mission. She returned to the property in 1958 at age 49. During her stays on the property, she testified that at least 40 to 50 people constantly were living on the property. Ms. Carnes was a resident of the property until 1988, except for the few years she was on her mission in Laos. Using the Petitioner's Exhibit No. 9, Ms. Carnes in her deposition described the various buildings located on the site and gave their history.

Photograph A on the exhibit, a structure called the Hope Chest, has been, since her memory serves, a building which contained two apartment living units.

She further described Photograph B, California House, as another dwelling unit which contained two apartment living units.

Photograph C, Silver Lining, was also described as a twoapartment unit structure.

Photograph D, Chicken Coop, later called Acorn, was converted into a residence at a date uncertain; however, probably in the early 1960's.

Photographs E and F in Exhibit No. 9 depict the main building on the property known as Gramercy. This Building was originally constructed in approximately 1906 and has been the main residence house on the property.

Photograph G depicts the remains of what had been the Garden

House, which Ms. Carnes described as housing at least 14 people during 1955. However, that building was destroyed in the early 1980's and has not been rebuilt.

Photographs H and I of Exhibit No. 9 have never been occupied.

Photograph J depicts the building known as Literacy, and it was dedicated in 1958. The building came into use as a teaching building and later evolved into residential use. The building contains at least three apartments.

Photograph L is known as the Memorial Building and was specifically built for students and families to live in. The structure contains eight apartment units. It should be noted that Ms. Carnes advised that not only the student lived in this building but the family of the student along with their children resided there.

Building K on the exhibit is a trailer used by the worker who is employed for the farming activity of the subject site.

Ms. Carnes' records and memory and her position as the Sustainer gave great insight into the history of this unusual property.

Building M was originally a stable converted by Koinonia into meeting rooms, residences and other uses. The exhibits in Ms. Carnes' deposition indicated that the Literacy House construction and the eight-unit family apartments contained therein began prior to September 1959.

Further insight into the history of this property was supplied by Ms. Lane Berk, a resident of Greenspring Valley for at least 45 years. Ms. Berk told the Board that she has always been active in the community affairs of Greenspring Valley, and her memory dates

to at least 1952, recalling a number of residences at Koinonia, and buildings used as both residences and other multi purposes. She further recalls, although without a specific timeframe, that people lived on the site and worked off the site. She recalls the sale of the property in 1985 and feels that this property has been improved under its new ownership. She is further aware that educational workshops and conferences continue on the property. She feels that the property as it exists does not present a detriment to the surrounding area.

The Board next heard from Ann Marie Pomykala, who along with her husband, Dr. Ronald Pomykala, purchased the property at auction in 1985 from the Koinonia Foundation. When the property was purchased, it was in a run-down condition and their aim was to restore the property. The premises contained a print shop owned by outside ownership and a garage also owned by a non-resident. After the purchase of the property, the print shop and garage were removed from the premises. Also, at the time of the purchase of the property, tenants existed on the property and paid rent. A detailed description of the restoration of the property was given to the Board, as well as photographic evidence of the effort which has gone into the refurbishing of this property. Mrs. Pomykala indicated that some of the buildings are covered by the Maryland Historical Trust, and that the property now contains a mushroom and herb garden, and the workers for that garden live on the property.

Although the exclusive use for this property is not a private school, this site is rented out to private groups for seminars and other educational purposes throughout the year. Lynn Woodland indicated that she rents space on the property and has been doing

so for many years.

Christine Ritz, a resident in the Acorn House, told the Board she has lived on the property since 1975, and had worked elsewhere during that time period until she came to work for the herb garden function of the property in June 1990.

Dr. Pomykala told the Board that the only building which has been done on the property has been restoration and no new dwelling units have been placed upon the property. He said the use of the property has not intensified since his purchase.

Norman Gerber, an expert planner, told the Board he believed that this property contained two uses which date back to at least 1955. These uses are both residential and educational, and he feels that the current use of the property continues in that vein as both residential and educational. The special permit granted in the early 1950's for a private school has not expired and contains no expiration date. Exhibits produced by Petitioners indicate that from at least 1948 through 1951 portions of the property were rented to individuals by the previous owner, and that those rental uses continued through at least 1954. During the exclusive use of the Koincnia Foundation, the training center on the property continued to operate with multiple functions as a school, residence, and agricultural-type of establishment.

Mr. Jack Dillon, Senior Planner in the Office of Planning & Zoning for Baltimore County, differed from Mr. Gerber's previously stated opinion that the uses of the property are both residential and educational. Mr. Dillon believes the school permitted by special permit is the predominant use for that property and should that use not be in existence, then the R.C. 2 zoning regulations

will apply, and the use for multi-family dwellings must be pursued by special exception.

Jeffrey Long, of the Office of Planning & Zoning, also told the Board that when the school use on the site ceases the ability to have apartments on that property ceases also.

Daniel Twomey, a former member of the Koinonia Board and counsel to the corporation from 1975 to 1985, told the Board about the history of the Koinonia Foundation and as to how the property was operated during his affiliation with the Foundation. reviewing Petitioner's Exhibit No. 9, Mr. Twomey indicated that the Acorn House, Photograph D, had not been living space prior to 1976, but was converted to living space in that year; further, that Photograph G, Garden House, had been instructional and then living area but as mentioned before, was removed due to natural causes. Mr. Twomey indicated that the Koinonia Board had discussed the possibility of renting units to tenants who were not affiliated with Koinonia. However, that Board rejected the idea since they were concerned with their tax-exempt status and the possibility of a conflict with any zoning regulation. Mr. Twomey did indicate that Koinonia did use the facilities to raise funds and these funds were derived from the sale of gifts, farm produce, and herbs, and the renting of the property to outside groups for educational and/or social purposes, and that these activities continued until the sale of the property. He described Marion Carnes, who testimony was outlined above, as a "grand lady."

Margaret Worrell, Executive Director of the Valleys Planning Council, submitted a letter indicating that the Valleys Planning Council was against the request of the Petitioners and asked that

Case No. 90-355-SPH Koinonia Partnership the special hearing be denied.

People's Counsel presented a number of exhibits indicating the Baltimore County Zoning Regulations from 1945, 1955, 1969, and 1974. Also given to the Board were a number of newspaper articles regarding the Koinonia Foundation. These articles reflect that this property was used for brief training periods for those who participated in the Koinonia experience. However, as time changed, so did the Koinonia experience, and the property evolved from a site which was exclusive to those of the Koinonia following to one which became more open to the public in general. The Board is convinced that during the 1950's, 1960's, 1970's and 1980's. persons who were not affiliated 100 percent with the Koinonia Foundation resided on the property and paid rent to the Foundation. This belief is further bolstered by a March 1978 newspaper article indicating that some of the residents at Kolnonia worked there while some worked elsewhere at regular jobs, and some went to Residents were described as people going through an school. adjustment due to divorce or realignment of professional goals or who wanted to be in a place where such reassessments were accepted This article further indicated that payment for and supported. these courses and the ability to become a resident for either a short term or up to one year ranged from \$15.00 up to \$220.00 per month.

A private school as defined by <u>Black's Law Dictionary</u> is one maintained by private individuals, groups, religious organizations, or corporations not at public expense, and open only to pupils selected and admitted by the proprietors or governors, or to pupils of a certain religion or possessing certain qualifications, and

generally supported, at least partly, by tuition fees or charges. A school is an institution or place for instruction or education. Clearly, this property continues in this Board's belief to function as an educational site, therefore falling within the definition of The use of this property has changed little since the early 1950's. Although the Koinonia Foundation has faded from this property as owners, its spirit and legacy continue to inhabit this unusual property. The character of this property has not changed in over 40 years. No business that is conducted on this property can been seen or heard by its neighbors, nor do the comings and goings of the inhabitants affect the neighborhood. The Board finds as a matter of fact that multi-residential uses existed on this property during the 1970's, during the 1960's, and during the 1950's, and that these uses continued up to and through the 1980's and still continue to date, and that these uses are nonconforming uses which exist as a matter of right in the R.C. 2 zone as currently described in the Baltimore County Zoning Regulations. This property has been well-known to the neighborhood, and its general usage has continued throughout the last 45 years. A change in ownership does not destroy a nonconforming use. transferred to the succeeding owner will continue so long as the nature and character of that use is unchanged and substantially the same facilities are used. The Board finds that the nature and character of this property remains essentially unchanged, and the exact facilities are still being used. The Board finds substantial evidence on the record to support these findings. Accordingly, the Board will order as follows.

9

ORDER

County Board of Appeals of Baltimore County ORDERED that the Petition for Special Hearing to approve and confirm the lawful and nonconforming residential, institutional and other uses as shown on Petitioner's Exhibit No. 1 and the continuation of the approved special exception use for educational purposes be and is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Chairman

C. William Clark

Arnold G. Foreman

CITIZEN SIGN-IN SHEET

NAME	ADDRESS
Knisten & Frank	Velleys Phoning Council
Mananne Drundige	1500 Greengain Valley Road
Thomas W. Brunlige I	4) (2) e
Lynne Cllis	11044 Greens sins Are.
Lucy Havard	11044 grelespring due.
Steve HOWARD	POBOX 48 21153
Richard Buch	11219 League An Lathethe rel. 2109.
& Mary & Annold	11042 Greening ave
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PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JackHollick	LOSS TAYLOR NE, BOLJO.M
HOAM ASHOES	SA GWYNICE MICL CT. OWING 416
RICHARD RYND	8570 LeisureHill De 21 VO8
RICHARD MATZ	19 MARCHE WOODS COURT. 21208
Solly Notena	110 E. PENJ. TOWSON 2128
BU MONK	222 Bushey Adis Stips c
	21209
WES GUCKERT	40 W. CHESAPSARE AVE 21204

PETITIONER(S) SIGN-IN SHEET

Case # 96-230 SPHA

NAME	ADDRESS
STAHAN J. NOUAN	210 W. PENN ANE STE. 70
· · · · · · · · · · · · · · · · · · ·	Towson MD 21204
DAVID S. THALER P.E., LS.	7115 Ambaggador Rd.
	Raltinae, Md. 21244
RONALD E ANN POMYKALA	1400 Green Spring Valley Ro Box 119
(.	<i>1</i>
STURET & KARLOW	Ateverson Md. 21153
CONNEC D PARCOL	SAUTED. COUNTY CHARGE OF COMPSESS
	teess at mospair, sud appartunt soc
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PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
J. land Hoke	305 Washfur Ave Towers MD 2194

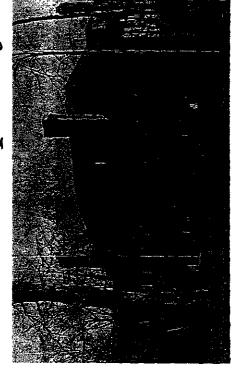




In just minutes you can escape the bustle of downtown Baltimore and step into a pastoral delight called Koinonia. Koinonia takes its name from the Greek word meaning "a place where people gather together" and has charmed visitors for nearly a century. Part of Maryland's heritage, this Tudor style mansion and Carriage House has been recently restored with the help of the Maryland Historical Trust. Tucked away in the heart of Maryland horse country, Koinonia expunes the spirit of the country inn with swood carvings, leaded glass and fine furtishings. Lovingly cared for by its staff, the Koinonia facilities offer guests a unique alternative with its tranquil dignity and atmos-

for many more. We specialize in delicious herbs are harvested daily from Koinonia's organ(c garden, enhancing our varied menu ering is available for any event, on or off nave discovered Koinonia's daily lunches Our pleasant country style bedrooms dormitory arrangements are available for large group retreats, The large dining hall with its oak beams and handcrafted tables imaginatively presented-a delight to the palate and the eye. Fruits, vegetables and with the freshest possible ingredients, Cathe premises. Business people looking for a restful break and secluded meeting place and dinners a pleasant and wholesome dinng afternative. Drop: In for lunch and an cover for yourself the kind of charm that is can accomodate about 25 guests and special provides sit down service for 100 and buffet gourniet vegetarian fare that is tasteful and afternoon of shady woodland paths and dis-

In the quiet of the country...







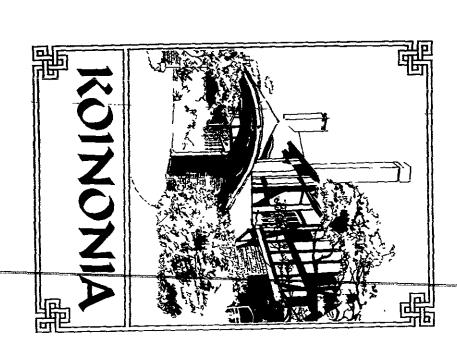
Grammercy, the main house offers five newly decorated meeting rooms, 2 twing rooms, 2 reception balls, a large dining room with enclosed porch, outdoor terrace and pool The Carriage House bas 2 open space rooms plus a small lounge, the interconnecting with the others, widing intimate or larger areas as destred for up to 200 people.

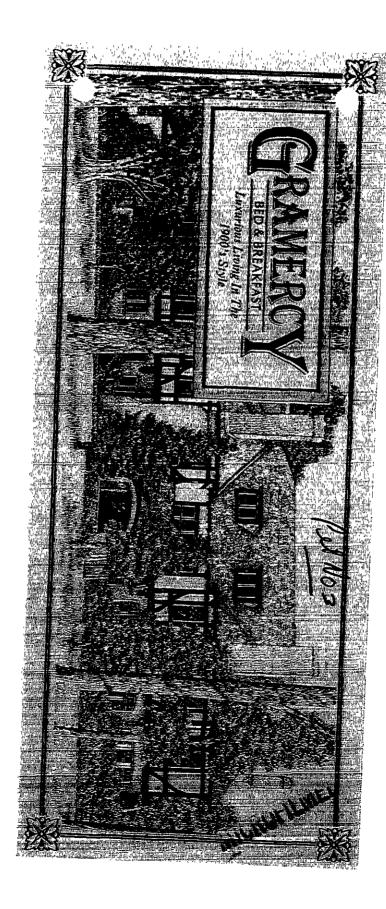
These facilities are a comfortable setting for your next meeting or seminar. We can also dress up for weddings and parties, and bandle every detail from the catering to the flowers, making your event a very special occasion.

Our forty five acres of woods and large organic garden, all easily accessible for leisurely walks. Kotnonia invites you to enjoy these facilities at your convenience. (Kotnonia is a runner's delight)



Special features include large outdoor swimming pool tennis court natural food store print shop gift shop craft shop ongoing educational programs on a variety of subjects





When I pick up a rock or a piece of wood, When I pick up a state comes out. Usually the faces look like me, bald on top. Raymond Coing, visionary artist. I'm americal some souls in the branches and roots. I frees them. Bessie Hervey, visionary artist. Each matchastick represents

Dr. John Bernstein, Director Valley Planning Council PO BOX 5402 Towson, MD 21285

January 4, 1996

Dear Dr. Bernstein:

I write to express our strong and positive feelings on behalf of the Gramercy Bed & Breakfast operation on the Valley estate formally known as Koinonia. I grew up in the Greenspring Valley, was born here, and after spening early adulthood most everywhere else, have returned to make my forever home with my husband, LeRoy, here.

There are many worthy battles that thank God the Valley Planning Council has undertaken. But to those who would oppose any zoning change in favor of a full inn status for Gramercy, I would say this:

- 1. Our Valley was historically a place of two great inns, coveted for their peace and their fine drinking water, back in a time well before I was ever born. These two inns, one at Chatolannee and the other in Stevenson proper, are now long gone, but the reasons that they were gracious magnets for people are still true, due in large part to the Council's good efforts. Here, I cite the historic precedent for having a country inn in our midst.
- 2. In a geographic area burdened with an unprecedented rate of cancer, I am proud that Gramercy continues the tradition of organic farming. The fresh salade greens in the summer are a great ammenity to us as homeowners, and now that I have opened a new national museum with a gourmet cafe, our chef is delighted that such a quality grower is nearby. Such commitment is a plus to all people of Maryland.
- 3. For our overnight visitors, it is a gift to house those guests we cannot accommodate ourselves, nearby and in such kindred surroundings to our home. Our guests have stayed at Gramercy have been very well treated, and the closest alternative of The Pikesville Hilton has no comparable warmth or convenience.
- 4. The Pomykalas have a great respect for the history of their home and land. The grounds have not looked this good since I can remember. Certainly Koinonia had far more group affairs that were not nearly as gracious as the weddings, parties, and educational events that Gramercy can/will stage. I can't remember people protesting the activities of Koinonia which had very inconsistent leadership and, at times, unwieldy outcomes. The Pomykalas are very responsible, professional people, ones who have made sure to install most suitable sewage controls, etc. We'd like them to be able to be a full service inn. How lovely to drive there for a candlelit dinner with guests, etc. or just for a convenient break from our homes.

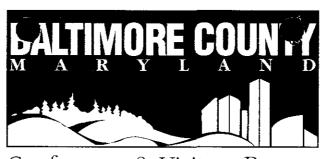
Please take this letter as steadfast support for Gramercy's good intentions and current activities. We believe deserve they deserve all our support.

800 Key Highway Baltimore's Inner Harbor AMERICAN VISIONARY ART MUSEUM

Beltimore, Maryland USA 21250-3840

telephone: 410.244.1900 fex: 410.244_5658 MICROFILMED

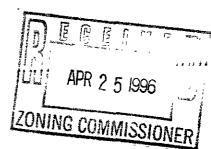
MIC



Conference & Visitors Bureau We've got Baltimore surrounded!

April 23, 1996

Lawrence Schmidt Zoning Commissioner Baltimore County Court House 400 Washington Avenue Towson, MD. 21204



RE: Case Number - 96-230-SPHA (Item 224)

To Whom It May Concern:

Please let it be known that the Baltimore County Conference and Visitors Bureau would like to express its support for the above mentioned case for Gramercy Bed and Breakfast.

This Bed and Breakfast is a member of our Conference and Visitors Bureau and provides the very highest quality of service to all visitors which are referred by us to them. They truly help to improve the quality of life in our community and any and all improvements to their property adds to that quality.

We urge approval of this variance issue.

Diane I. Molner

Executive Director

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THE VALLEYS PLANNING COUNCIL, INC.

212 Washington Avenue
P.O. Box 5402

Towson, Maryland 21285-5402 410-337-6877

410-296-5409 (FAX)

April 19, 1996

DEGETVED

APR 2 5 1996

ZONING COMMISSIONER

Re: 96-230-SPHA

Old County Court House 400 Washington Avenue Towson, MD 21204

Dear Mr. Schmidt:

Lawrence Schmidt Zoning Commissioner

In the event that a representative of The Valleys Planning Council cannot attend the hearing on April 30, I wish to clarify The VPC's position.

The petitioners are requesting a use permit for a bed & breakfast, which will serve to legalize the bed & breakfast which they have run for several years without a permit. The VPC does not oppose this particular use.

Sincerely,

John Bernstein Executive Director

cc: Stephen J. Nolan, Esq.

No 1

Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on both Petitions for Special Hearing and Zoning Variance for the property located at 1400 Greenspring Valley Road, within the Greenspring Valley area of northern Baltimore County. Special Hearing approval is requested to to approve a use permit for Bed and Breakfast Inn, pursuant to Section 402.D of the Baltimore County Zoning Regulations (BCZR). Variance relief is requested from Section 409.4 of the BCZR to permit parking and drive aisles with a minimum width of 14.5 ft.(+/-) in lieu of the required 22 ft.; and also from Section 409.3 of the BCZR to permit a parking space area minimum of $7-1/2 \times 16$ ft., in lieu of the standard $8-1/2 \times 18$ ft. The subject property and relief requested are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and

Appearing at the requisite public hearing held for this case were Ronald and Ann Pomykala, partners of Koinonia Partnership, property owner. Also appearing in support of the Petition was David S. Thaler, Profes-Vsional Engineer and Registered Land Surveyor. Mr. Thaler is the principal of D.S. Thaler and Associates, Inc. That company prepared the site plan. Also appearing in support of the Petition was Stuart D. Kaplow, Esquire, on behalf of the Baltimore County Chamber of Commerce. The Petitioner was represented by Stephen J. Nolan, Esquire.

Appearing as interested persons were several residents of the surrounding locale. They included Thomas W. and Marianne Brundige, III, Lynne Ellis, Lucy Harvard, Steve Howard, Richard Buck and Mary Arnold. Kristen Forsyth of the Valleys Planning Council also appeared.

An examination of the site plan shows that the subject property is approximately 44.8 acres in area, split zoned R.C.2 and R.C.5. The predominant zoning is R.C.2 (42.9 acres), with a small sliver of R.C.5 (1.9 acres) along the northwest tract boundary. The subject property is improved with several buildings, the main structure being a building known as Gramercy. This structure is on the Maryland Historical Trust inventory list and is used as a Bed and Breakfast Inn. Mrs. Pomykala, who operates the bed and breakfast business with her daughters, described the premises as same is shown on the site plan. She indicated that the main house was constructed shortly after the turn of the century and that she and her husband purchased the property under the name of Koinonia Partnership in approximately 1985. She also described the bed and breakfast business which is operated on the site. She indicated that only breakfast meals are served at the Inn (no dinners) and there are no cooking facilities in the rooms. She indicated that approval is sought, pursuant to the Petition for Special Hearing, to continue operations of the bed and breakfast, pursuant to Section 402.D of the BCZR. That section specifically regulates bed and breakfast inns and requires, in part; that the owners shall reside on the premises; that the Inn building be officially designated as a historic building, or located within a historic district; and that the property must be located outside the urban-rural demarcation line-etc. It is clear that the business, in fact, complies with these requirements

- 2-

Mrs. Pomykala also indicated that 5 rooms presently are operational, however, plans have been made to expand the Inn to provide 12 rooms. Moreover, in accordance with Section 402.D, a maximum of 16 quests will be accommodated. All of the rooms are located within the main house.

Stuart D. Kaplow, Esquire, from the Baltimore County Chamber of Commerce, also testified. His organization considered the proposal and unanimously supports same. Mr. Kaplow indicated that the Chamber believes that this use on the subject site is beneficial to Baltimore County.

Mr. Thaler also presented testimony regarding the site plan and proposed use. He described vehicular access to the property and opined that the site is suitable for a bed and breakfast inn. He also described, in detail, the requested variances. One of the variances relates to the lengthy driveway which leads to the house and accessory structures from Greenspring Valley Road. A portion of the driveway is narrow in certain areas with a minimum width of 14-1/2 ft., in lieu of the required 22 ft. Mr. Thaler believes that granting of the variance will preserve the historic nature and character of the site. Traffic volumes are minimal within the property and he believes compliance with the strict regulation would be unduly burdensome.

The second variance relates to the parking spaces. Again, these are undersized owing to the historic use of the property. Again, Mr. Thaler ppined that strict adherence to the regulations would be impractical and would cause the Petitioner practical difficulty as defined by law.

Testimony was also received from a number of Protestants. Many of these Protestants reside nearby. Their chief concern may be generally 5 & described as a fear of over-commercialization of the subject site. In this regard, a copy of the prior opinion issued by the Board of Appeals of Baltimore County in case No. 90-355-SPH was offered. That opinion was

rendered as a result of a Petition for Special Hearing before the Board in 1989. That Petition sought approval and confirmation of the lawful nonconforming residential institutional and other uses as described in the The Protestants in the instant case were concerned that any Order issued herein would rescind or reverse that Order.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the Petitions for Special Hearing and Zoning Variance. As to the Special Hearing, it is my judgment that the Petitioner complies with the provisions of Section 402.D of the BCZR. The Bed and Breakfast use, as described and regulated within that section, is an appropriate use of this site. It reflects the historic use of this site and, as limited by Section 402.D, should not cause detriment to the health, safety or general welfare of the locale.

I am also persuaded to grant the Petitions for Zoning Variance. In this regard, strict adherence to the regulations would be impractical and would not benefit the property or surrounding locale. To the contrary, the quiet and historic character of the property should be preserved and new construction to bring the site into compliance with current standards

Moreover, recognizing the Protestants' concerns, I shall restrict the relief granted by specifically adopting, to the extent applicable, the Board of Appeals' decision of August 2, 1991. That is, it is to be recognized that the decision in the instant case does not represent a reversal or override of the Board's decision. The terms and conditions of that The prior Order shall remain in full force and effect, except as expressly amended hereby.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27 day of May, 1996 that, pursuant to the Petition for Special Hearing, approval of a use permit for a Bed and Breakfast Inn, under Section 402.D, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4 of the BCZR to permit parking in drive aisles with a minimum of 14.5 ft.(+/-) in lieu of the required 22 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.3 of the BCZR to permit a parking space minimum of $7-1/2 \times 16$ ft., in lieu of the standard $8-1/2 \times 18$ ft., be and is hereby GRANTED; subject, however, to the following restriction:

> 1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for leturning, said property to its original condition.

IT IS FURTHER ORDERED that the Board of Appeals' decision of August 1991 is hereby ratified and confirmed, to the extent that same is expressly amended herein.

Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse 400 Washington Avenue Towson, MD 21204

contained in Section 402.D.

(410) 887-4386

May 28, 1996

Stephen J. Nolan, Esquire Nolan, Plumhoff and Williams, Chtd. Suite 700, 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance Property: 1400 Greenspring Valley Road Case No. 96-230-SPHA Legal Owner: Koinonia Partnership

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Zoning Commissioner

c: Mr. and Mrs. Ronald Pomykala, 1400 Greenspring Valley Road, 21153

Stuart D. Kaplow, Esquire, 502 Baltimore Avenue, 21204 Ms. Kristen Forsyth, Valleys Planning Council, P.O. Box 5402, 21285 Mr. and Mrs. T. Brundige, III, 1520 Greenspring Valley Rd. Ms. Lynne Ellis, Ms. Lucy Harvard, 11044 Greenspring Avenue

Mr. Steve Howard, P.O. Box 48, Stevenson, Md. 21153 c: Mr. Richard Buck, 11219 Greenspring Avenue, Lutherville, 21093

c: Ms. Mary Arnold, 11042 Greenspring Avenue

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at	1400 Greenspring Valley Road		
230-5PHA	which is presently zoned RC2		
abult be filed with the faller of Tanker & desired	ton I Development House and		

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a use permit for a bed and breakfast inn pursuant to BCZR Section 402D.

are to be bound by the zoning regulations and restrictions of t	vertising, posting, etc., upon filing of this petition, and further agree to and Baltimore County adopted pursuant to the Zoning Law for Baltimore Coun
	VWe do solemnly declars and affirm, under the penalties of perjury, that I'we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lesseer	Legal Owner(x):
Type or Print Names	KOINONIA PARTNERSHIP (Type or Print Name)
Squature	Signature Ann Pomykala, General Partner
Address	(Type or Print Name)
Lity State Zipcode	Signature
Attorney for Petitioner: Stephen J. Nolan	1400 Grenspring Latter Rl 486-240. Address Phone No.
Nolan, Plumhoff & Williams, Chtd.	Steemson, MD 21153
Atysten Nolan	Stephen J. Nolan
	Name
Suite 700 210 W. Pennsylvania Ave. 823-7800	210 W. Pennsylvania Ave. 823-7800

EVIEWFO BY: 2 DATE 11/29/15

224 Petition for Variance to the Zoning Commissioner of Baltimore County

WYLAND .				
TWY A	for the property located at	1400 Greenspring Valley Road		
96	-230_SRHA	which is presently zoned		
This Petition a	shall be filed with the Office of Zoning Administration	tion & Development Management.		

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.4 to permit parking and drive aisles with a minimum of 14.5' in lieu of the required 22' drive aisle, and also from Section 409.3 to permit a parking space minimum of 7.5' x 16' in lieu of the standard 8.5' x 18' parking space. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or

The strict requirements for parking would require the partial elimination of existing amenities as referenced in Section 402D.8. The other reasons showing practical difficulty or unreasonable hardship will be

established at the time of the hearing. Property is to be posted and advertised as prescribed by Zoning Regulations.

l, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to a se bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore C	and are ounty.

We do solemnly declare and affirm, under the penalties of perjury, that the are the egal owner(s) of the property which is the subject of this Petiti Signature Anne Pomykala, General Partner Allomey for Petitioner: Stephen J. Nolan Volan, Plumhoff & Williams, Chtd. Stephen J. Nolan

210 W. Pennsylvania Ave. 823-7800



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of / successive weeks, the first publication appearing on $\frac{12/14}{19}$, 19 $\frac{95}{1}$

JERFERSONIAN.

OFFICE OF FIT	COENTY, MARYI NANCE - REVENUE I OUS CASH RECE	DIVISION FIFT 96	No. -23と	01112 -SPH
DATE 11/2 13y: m I-hn: 22	DK 24		570.00	0.6
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Baltimore County Department of Permits and Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

March 1, 1996

NOTICE OF REASSIGNMENT

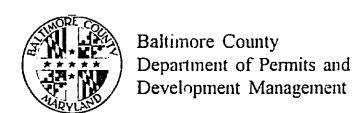
Rescheduled from 1/4/96 CASE NUMBER: 96-230-SPHA (Item 224) 1400 Greenspring Valley Road, 939' W of c/l Greenspring Avenue 8th Election District - 3rd Councilmanic Legal Owner: Koinonia Partnership

Special Hearing to approve a use permit for a bed and breakfast. Variance to permit parking and drive aisles within a minimum of 14.5+/in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet parking space.

HEARING: FRIDAY, MARCH 22, 1996 at 9:00 a.m. in Room 106, County Office

ARNOLD JABLON DIRECTOR

Dr. John Bernstein/Valleys Planning Council Polint 5402 21285-5402 cc: Stephen J. Nolan, Esq. Koinonia Partnership



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR For newspaper advertising: Item No.: 224 Petitioner: Kolnovia Partnership Location: 1460 Greenspring Valley ad-PLEASE FORWARD ADVERTISING BILL TO: Steunson mo 21153 PHONE NUMBER: 486-2405

March 25, 1996

NOTICE OF REASSIGNMENT

1400 Greenspring Valley Road, 930' W of c/l Greenspring Avenue 8th Election District - 3rd Councilmanic

Special Hearing to approve a use permit for a bed and breakfast.

Variance to permit parking and drive aisles within a minimum of 14.5+/-

in lieu of the required 22 foot drive aisle; and to permit a parking

HEARING: TUESDAY, APRIL 30, 1996 at 11:00 a.m. in Room 106, County

space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet

Baltimore County

Department of Permits and

Development Management

Rescheduled from 1/4/96 and 3/22/96

CASE NUMBER: 96-230-SPHA (Item 224)

Legal Owner: Koinonia Partnership

by 18 feet parking space.

cc: Stephen J. Nolan, Esq.

Valleys Planning Council

Office Building.

DIRECTOR

TO: PUTUXENT PUBLISHING COMPANY December 14, 1995 Issue - Jeffersonian

Please foward billing to:

Koinonia Partnership 1400 Greenspring Valley Road Stevenson, MD 21153

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

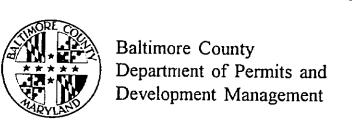
CASE NUMBER: 96-230-SPHA (Item 224) 1400 Greenspring Valley Road N/S Greenspring Valley Road, 930' W of c/l Greenspring Avenue 8th Election District - 3rd Councilmanic Legal Owner: Koinonia Partnership

Special Hearing to approve a use permit for a bed and breakfast. Variance to permit parking and drive aisles with a minimum of 14.5+/- feet in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet parking space.

HEARING: THURSDAY, JANUARY 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMILT ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

December 8, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

1400 Greenspring Valley Road N/S Greenspring Valley Road, 930' W of c/l Greenspring Avenue 8th Election District - 3rd Councilmanic Legal Owner: Koinonia Partnership

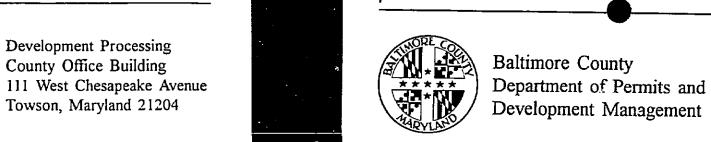
Special Hearing to approve a use permit for a bed and breakfast. Variance to permit parking and drive aisles with a minimum of 14.5+/- Leet in lieu of the required 22 foot drive aisle; and to permit a parking space minimum of 7.5 feet by 16 feet in lieu of the standard 8.5 feet by 18 feet parking space.

HEARING: THURSDAY, JANUARY 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-230-SPHA (Item 224)

cc: Keinonia Partnership Stephen J. Nolan, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE. (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Development Processing County Office Building 111 West Chesapeake Avenu Towson, Maryland 21204

December 29, 1995

Stephen J. Nolan, Esquire Nolan, Plumhoff & Williams, Chtd. Suite 700 210 W. Pennsylvania Avenue Towson, MD 21294

> RE: Item No.: 224 Case No.: 96-230-SPHA Petitioner: Koinonia Partnership

Dear Mr. Nolan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 29, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the coning office (887-3391).

Sincerely,

W. Carl Richards, Jr. Zoning Supervisor

WCR/jw Attachment(s)

BALTIMORE COUNTY, MARYLAND

DATE: December 11, 1995

INTER-OFFICE CORRESPONDENCE

TO:	Arnold	Jablon,	Director,	PDM

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 1400 Greenspring Valley Road

INFORMATION:

Item Number:

Petitioner:

Property Size:

Variance and Special Hearing

Koinonia Partnership

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and in consideration of the location and size of the subject site, staff supports the variances and the proposed use of the property as a bed and breakfast as limited by Section 402D of the Baltimore County Zoning Regulations.

This office notes, however, that the use of the subject property or any other property as a bed and breakfast is limited, and that there are no accessory uses permitted under Section 402D of the Baltimore County Zoning Regulations.

DATE: 12/07/95

Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: KOINONIA PARTNERSHIP

LOCATION:N/S GREENSPRING VALLEY RD.930'W OF CENTERLINE GREENSPRING AVE (1400 gREENSPRING VALLEY RD.)

Zoning Agenda: SPECIAL HEARING/VARIANCE Item No.: 224

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD Fire Marshal Office, PHONE 887-4881, MS-1102F

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

Development Coordination

SUBJECT: Zoning Advisory Committee

The Department of Environmental Protection & Resource Management has no

comments for the following Zoning Advisory Committee Litems: Rev. # 195

LS:sp

LETTY2/DEPRM/TXTSBP

Maryland Department of Transportation State Highway Administration

David L. Winstead Secretary Hal Kassoff Administrator

Ms. Joyce Watson Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD#55/30 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Ronald Burns, Chief Engineering Access Permits

Baltimore County

My telephone number is _____ Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

* BEFORE THE * COUNTY BOARD OF APPEALS BALTIMORE COUNTY (1400 GREENSPRING VALLEY ROAD)* CASE NO. 90-355-SPH * * * * * * * *

OPINION

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 21, 1995
Zoning Administration and Development Management

The Development Plans Review Division has reviewed

the subject zoning item. If the permit is granted for the bed and breakfast inn, the entrance to the site must comply

with the Department of Public Works Road and Street Detail,

FROM Development Plans Review Division

for December 18, 1995

IN THE MATTER OF THE

KOINONIA PARTNERSHIP

PROPERTY LOCATED ON

GREENSPRING AVENUE

FOR A SPECIAL HEARING ON

WEST FROM CENTERLINE OF

3RD ELECTION DISTRICT

GREENSPRING VALLEY RD., 930'

3RD COUNCILMANIC DISTRICT

THE APPLICATION OF

Item 224

RWB:sw

Zoning Advisory Committee Meeting

Standard Plate R-32A, Rural Commercial Entrance.

This matter comes before the Board from an appeal of the Zoning Commissioner's Order of July 16, 1990 denying the Petition for Special Hearing to approve and confirm the lawful, nonconforming residential, institutional and other uses requested by the Petitioner. Testimony was taken over a two-day period both by live witnesses and video tape deposition.

Mr. Eugene Raphel, a registered professional land surveyor, testified as an expert on behalf of the Koinonia Partnership. He advised the Board that the site consisted of approximately 45 acres located in the Greenspring Valley having a zoning designation of R.C. 2. Mr. Raphel reviewed the early blueprints and tracings for the subject site and indicated that these documents date back to 1955. Those tracings and site plans indicate at least eight individual buildings to exist on the site and named those buildings. Testimony throughout the hearing referred to those buildings by name and were further portrayed in Petitioner's Exhibit No. 9, a photographic layout of the site. The video tape deposition viewed by the Board of Marion Carnes further enlightened this Board as to these buildings and as to their history. Ms. Carnes, an 82-year-old resident of the Presbyterian Home and still active Koinonian, first arrived at the subject property in 1954 for

VIA HAND DELIVERY

NEWTON A. WILLIAMS THOMAS J. RENNER WILLIAM P. ENGLEHART, JR STEPHEN J. NOLAN* ROBERT L. HANLEY, JR ROBERT S. GLUSHAKOW STEPHENM. SCHENNING DOUGLAS L. BURGESS ROBERT E. CAHILL, JR C. WILLIAM CLARK E. BRUCE JONES** J.JOSEPH CURRAN, 亚

ALSO ADMITTED IN D.C.

""ALSO ADMITTED IN NEW JERSEY

NOLAN, PLUMHOFF & WILLIAMS CHARTERED STUART A. SCHADT

SUITE 700, COURT TOWERS 210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-5340 (410) 823-780C TELEFAX: (410) 296-2765

LAW OFFICES

November 24, 1995

#224

5580-95

JAMES D. NOLAN IRETIRED 19801

J. EARLE PLUMHOFF

RALPH E. DEITZ (1918-1990)

WRITER'S DIRECT DIAL

7853

Mr. Mitch Kellman Baltimore County Department of Permits and Development Management County Office Building Towson, Maryland 21204

> Re: Our Client: Koinonia Partnership Zoning Requests for Bed and Breakfast Inn 1400 Greenspring Valley Road Third Election District Third Councilmanic District

Dear Mitch:

As a follow-up to our conference in your office on Wednesday, November 22, 1995, with Stacey McArthur, I am enclosing the following documents, many of which have been revised since our meeting to incorporate your comments:

1. Three (3) original signed Petition for Special Hearing forms; 2. Three (3) original signed Petition for Zoning

Variance forms; Five (5) copies of the Zoning Description;

4. Twelve (12) copies of the site plan prepared by D.S. Thaler and Associates;

5. One (1) copy of the 200 scale zoning map; and

6. Our client's check number 2458 payable to Baltimore County, Maryland in the amount of \$570.00 to cover the filing

Kindly schedule this matter for the earliest possible hearing date.

NOV 2 7 1995

NEWTON A. WILLIAMS NOLAN, PLUMHOFF & WILLIAMS THOMAS J. RENNER WILLIAM P. ENGLEHART, JR. CHARTERED STEPHEN J. NOLAN* ROBERT L. HANLEY, JR. Suite 700, COURT TOWERS ROBERT S. GLUSHAKOW STEPHEN M. SCHENNING DOUGLAS L. BURGESS ROBERT E. CAHILL, JR. C. WILLIAM CLARK E.BRUCE JONES** J.JOSEPH CURRAN, III STUART A. SCHADT

"ALSO ADMITTED IN D.C.

"ALSO ADMITTED IN NEW JERSE!

210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-5340 (410) 823-7800 TELEFAX: (410) 296-2765

January 2, 1996

LAW OFFICES

(1940-1988)

WRITER'S DIRECT DIAL

^{823.} 7853

ZONING COMMISSIONER

VIA HAND DELIVERY Honorable Lawrence Schmidt Zoning Commissioner for Baltimore County Old Court House

Towson, Maryland 21204 Re: Case No.: 96-230-SPHA (Item 224) 1400 Greenspring Valley Road 8th Election District 3rd Councilmanic District

Koinonia Partnership - Petitioner Dear Commissioner Schmidt:

In the course of a meeting today with representatives of the Valleys Planning Council concerning the above-captioned special hearing petition, the Petitioners were asked to join in a request for continuance of the hearing which is currently scheduled for Thursday, January 4, 1996 at 9:00 a.m. in Room 118 of the Old Courthouse.

In the good faith interest of exploring a resolution of certain underlying questions with regard to this case, Koinonia Partnership has agreed to the continuance requested by the Valleys Planning Council. Accordingly, please do not reset this case for approximately ninety (90) days.

Thank you for your kind consideration of this request. If you prefer, I will be happy to appear in person to place this joint request on the record Thursday morning.

Respectfully submitted, Stephen J. Nolan

cc: Dr. John Bernstein, Valleys Planning Council Arnold Jablon, Director, Baltimore County Department of Permits and Development Management Peter Max Zimmerman, Esquire, Office of People's Council Carole S. Demilio, Esquire, Office of People's Council Koinonia Partnership

NEWTON A. WILLIAMS NOLAN, PLUMHOFF & WILLIAMS THOMAS J. RENNER WILLIAM P. ENGLEHART, JR STEPHEN J. NOLAN* ROBERT L. HANLEY, JR. ROBERT S. GLUSHAKOW STEPHEN M. SCHENNING DOUGLAS L. BURGESS ROBERT E. CAHILL, JR. C. WILLIAM CLARK E. ARUCE JONES" J.JOSEPH CURRAN, T STUART A.SCHADT

TOWSON, MARYLAND 21204-5340 (410) 823-7800 TELEFAX: (410) 296-2765

"ALSO ADMITTED IN D.C.

VIA HAND DELIVERY

February 27, 1996

LAW OFFICES

CHARTERED

SUITE 700, COURT TOWERS

210 WEST PENNSYLVANIA AVENUE

The Honorable Lawrence Schmidt Zoning Commissioner for Baltimore County Old Court House

Towson, Maryland 21204 RE: Case No.: 96-230-SPHA (Item 224) 1400 Greenspring Valley Road 8th Election District 3rd Councilmanic District

<u> Koinonia Partnership - Petitioner</u> Dear Commissioner Schmidt:

Mr. David S. Thaler

The above entitled case was scheduled for a hearing on January 4, 1996. My client, Koinonia Partnership agreed to the continuance requested by the Valleys Planning Council.

Following a meeting on Friday, February 23, 1996 with John Bernstein and Kristen Forsyth of the Valleys Planning Council, we were informed that they have no objection to the scheduling of the hearing on the requested Bed and Breakfast Inn. Accordingly, please assign a new hearing date for this case. The only present conflict that I have in my schedule is March 7, 8, 11 and 25. Thank you for your consideration of this

Very truly yours,

SJN/dlp

cc: Ms. Gwen Stevens, Hearing Clerk Ms. Gwen Stevens, Hearing Clerk
Mr. Arnold Jablon, Director, Baltimore County Department of W Permits and Development Management Dr. John Bernstein, Valleys Planning Council Ms. Christin Forsyth, Valleys Planning Council Koinonia Partnership Anne and Christin Pomykala

FEB 28 1996

J. EARLE PLUMHOFF

RALPH E. DEITZ 11918-19901

WRITER'S DIRECT DIAL

7853

STUART A. SCHADT

LAW OFFICES Nolan, Plumhoff & Williams J. EARLE PLUMHOFF CHARTERED SUITE 700, COURT TOWERS

March 4, 1996

RALPH E. DEITZ 210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-5340 (410) 823-7800

TELEFAX: (410) 296-2765 WRITER'S DIRECT DIAL 823-7853

*ALSO ADMITTED IN D.C.

VIA HAND DELIVERY

Arnold Jablon, Director Baltimore County Department of Permits and Development Management County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

> Re: Case No.: 96-230-SPHA (Item 224) 1400 Greenspring Valley Road Petitioner: Koinonia Partnership REQUEST FOR REASSIGNMENT

Dear Mr. Jablon:

Reference is made to your Notice of Reassignment dated March 1, 1996, with regard to the above-entitled case. Through an inadvertence, my letter dated February 27, 1996 addressed to Commissioner Schmidt failed to list Friday, March 22 as a conflict date. I am scheduled on that date to chair the statewide planning conference of the Maryland Coalition for Civil Justice at Westminster Hall of the University of Maryland School of Law on that date.

Accordingly, I respectfully request a new hearing date preferably during the month of March (with the exception of March 18, 25 and 29).

I regret any inconvenience that this oversight on my part has caused your docket clerk, Ms. Gwen Stephens. Thank you for your kind consideration of this letter.

Stephen J. Nolan

cc: Ms. Gwen Stephens, Docket Clerk (via hand delivery) Dr. John Bernstein, Valleys Planning Counsel Koinonia Partnership The Honorable Lawrence Schmidt, Zoning Commissioner

JAN-06-96 SAT 19:45 MOIHONIA PARTNERSHIP 410 486 1765 The Tree of Life stands at the center of Paradise and represents Perfect harmony. The twelve fruits in the branches are your rewards for spiritual growth:

Immortality is given to those who sat them Immortality is given to those who sat them I turn it over until I see what's in thereThe managed sometimes at what comes out. Usually the faces look like me, bald on top. Raymond Coins, visionary artist.

I'm amaned sometimes at what comes out. Usually the faces look like me, besid Harvey, visionary artist. Each matchatick represents

I talk to trazz. There's souls in the branches and roots. I frees them. Bessid Harvey, visionary artist. Each matchatick represents

a human being. My work shows the beauty and strength of what can happen when people work together. Gerald Harkes, visionary artist

a human being. My work shows the beauty and strength of what can happen when people work together. Gerald Harkes, visionary artist

Dr. John Bernstein, Director Valley Planning Council PO BOX 5402

Towson, MD 21285 Dear Dr. Bernstein:

I write to express our strong and positive feelings on behalf of the Gramercy . Bed & Breakfast operation on the Valley estate formally known as Koinonia. I grew up in the Greenspring Valley, was born here, and after spening early adulthood most everywhere else, have returned to make my forever home with my husband, LeRoy, here.

There are many worthy battles that thank God the Valley Planning Council has undertaken. But to those who would oppose any zoning change in favor of a full inn status for Gramercy, I would say this:

1. Our Valley was historically a place of two great inns, coveted for their peace and their fine drinking water, back in a time well before I was ever born. These two inns, one at Chatolannee and the other in Stevenson proper, are now long gone, but the reasons that they were gracious magnets for people are still true, due in large part to the Council's good efforts. Here, I cite the historic precedent for having a country inn

2. In a geographic area burdened with an unprecedented rate of cancer, I am proud that Gramercy continues the tradition of organic farming. The fresh salade greens in the summer are a great ammenity to us as homeowners, and now that I have opened a new national museum with a gourmet case, our chef is delighted that such a quality grower is nearby. Such commitment is a plus to all people of Maryland.

3. For our overeight visitors, it is a gift to house those guests we cannot accommodate ourselves, nearby and in such kindred surroundings to our home. Our guests who have stayed at Gramercy have been very well treated, and the closest alternative of The Pikesville Hilton has no comparable warmth or convenience.

4. The Pomykalas have a great respect for the history of their home and land. The grounds have not looked this good since I can remember. Certainly Koinonia had far grounds have not looked this good since I can temember. Cortainly monitoring had had not more group affairs that were not nearly as gracious as the weddings, parties, and educational events that Gramercy can/will stage. I can't remember people protesting the activities of Koinonia which had very inconsistent leadership and, at times, the activities of Koinonia which had very inconsistent professional people, ones unwieldy outcomes. The Pomykalas are very responsible, professional people, ones unwieldy outcomes. The Pomykalas are very responsible, professional people, ones unwieldy outcomes. The pomykalas are very responsible, professional people, ones unwieldy outcomes. able to be a full service inn. How lovely to drive there for a candlelit dinner with guests, etc. or just for a convenient break from our homes.

Please take this letter as steadfast support for Gramercy's good intentions and current activities. We believe deserve they deserve all our support.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

1045 TAYLOR NE, BOLJO, MD 5A GWYNING MILL CT. OWING 4ILL 8570 LeisureHill De 21 VO8 19 MARUE WOODS COURT 21208 110 E. PAILL. TOWSDA 21286 222 Bosley AUE SUMS C-C 40 W. CNESPEARE AVE 21204 WES GUCKERT

PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY

210 W. PENN AVE STE. 700 10030N MD 21204 715 Ambassador Ro DAVID S. THALER P.E., LS. Rattenne, Md. 21244 1400 Green Syring Valley Road RONALD E ANN POMYKALA Stevenson Md. 21153

SALTO, COUNTY CHARLE OF CONTERED STURET D KARLOW for British De John MB 202

Conference & Visitors Bureau

We've got Baltimore surrounded!

April 23, 1996

Lawrence Schmidt Zoning Commissioner Baltimore County Court House 400 Washington Avenue Towson, MD. 21204

RE: Case Number - 96-230-SPHA (Item 224)

To Whom It May Concern:

Please let it be known that the Baltimore County Conference and Visitors Bureau would like to express its support for the above mentioned case for Gramercy Bed and Breakfast.

This Bed and Breakfast is a member of our Conference and Visitors Bureau and provides the very highest quality of service to all visitors which are referred by us to them. They truly help to improve the quality of life in our community and any and all improvements to their property adds to that quality.

We urge approval of this variance issue.

Executive Director

EXHIBIT No 6

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

210 W. PENNSYLVANIA HE TOWER MOZING

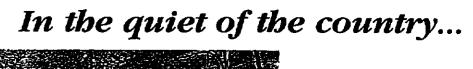
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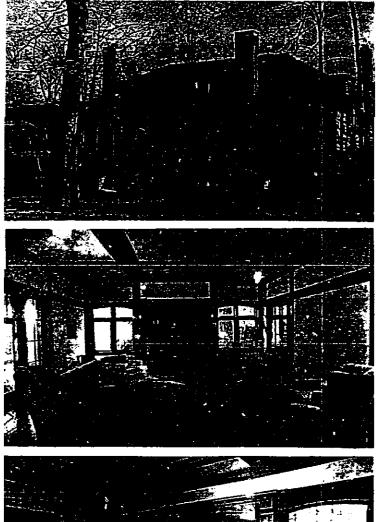
CITIZEN SIGN-IN SHEET

1014 (reems suing Are 11044 Orelessons (400 POBOX 48 21153 Mary & Annold 11042 Greanging are

In just minutes you can escape the bustle of downtown Baltimore and step into a pastoral delight called Koinonia. Koinonia takes its name from the Greek word meaning "a place where people gather together" and has charmed visitors for nearly a century. Part of Maryland's heritage, this Tudor style mansion and Carriage House has been recently restored with the help of the Maryland Historical Trust. Tucked away in the Theart of Maryland horse country, Koinonia captures the spirit of the country inn with is wood carvings, leaded glass and fine fur-nishings. Lovingly cared for by its staff, the Koinonia facilities offer guests a unique alternative with its tranquil dignity and atmos-

Our pleasant country style bedrooms can accomodate about 25 guests and special dormitory arrangements are available for large group retreats. The large dining hall with its oak beams and handcrafted tables provides sit down service for 100 and buffet for many more. We specialize in delicious gourmet vegetarian fare that is tasteful and imaginatively presented-a delight to the palate and the eye. Fruits, vegetables and herbs are harvested daily from Koinonia's organic garden, enhancing our varied menu with the freshest possible ingredients. Catering is available for any event, on or off the premises. Business people looking for a restful break and secluded meeting place have discovered Koinonia's daily lunches and dinners a pleasant and wholesome dining alternative. Drop in for lunch and an afternoon of shady woodland paths and discover for yourself the kind of charm that is





Grammercy, the main house of fers five newly decorated meeting rooms; 2 living rooms, 2 reception balls, a large dining room with en-

The Carriage House has 2 open space rooms plus a small lounge, interconnecting with the others, viding intimate or larger areas as desired for up to 200 people.

closed porch, outdoor terrace and pool

These facilities are a comfortable setting for your next meeting or seminar. We can also dress up for weddings and parties, and handle every detail from the catering to the flowers, making your event a very special occasion. Our forty five acres of woods and

meadows include an orchard and large organic garden, all easily accessible for leisurely walks. Koinonia invites you to enjoy these facilities at your convenience. (Koinonia is a runner's delight)

Special features include large outdoor swimming pool

tennis court natural food store print shop craft shop ongoing educational programs on a variety of subjects



Re: 96-230-SPHA

212 Washington Avenue

Towson, Maryland 21285-5402

P.O. Box 5402

410-337-6877

410-296-5409 (FAX)

Dear Mr. Schmidt:

Lawrence Schmidt

Zoning Commissione

Towson, MD 21204

Old County Court House

400 Washington Avenue

THE VALLEYS

PLANNING COUNCIL, INC.

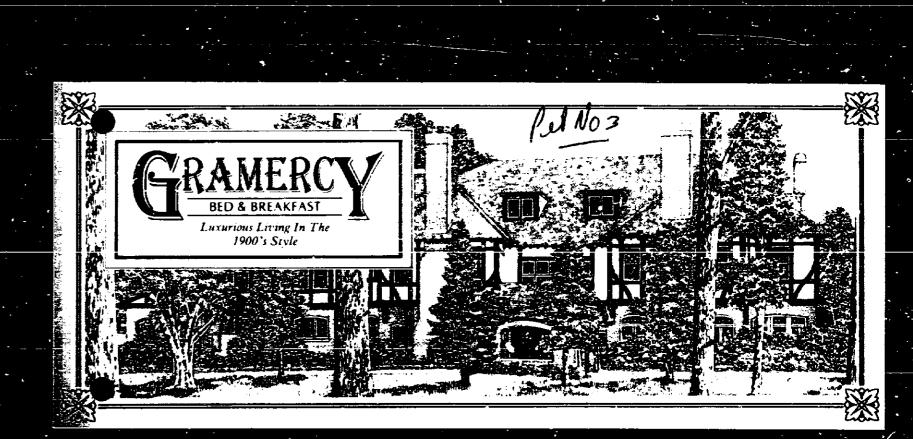
In the event that a representative of The Valleys Planning Council cannot attend the hearing on April 30, I wish to clarify The VPC's position.

The petitioners are requesting a use permit for a bed & breakfast, which will serve to legalize the bed & breakfast which they have run for several years without a permit. The VPC does not oppose this particular use.

John Bornstein Executive Director

Stephen J. Nolan, Esq.

No 7



SPECIAL HEARING: #90-355-SPH THERETORY, IT IS DECREES by the form of formers town of Saltimore Country, i.e. If day of fifther, iver train of on for Special has a to approve and confirm the lawful nominature, the train in the interest had and of an uses, as inescated on ferthloner simplified. 3 und 10 is

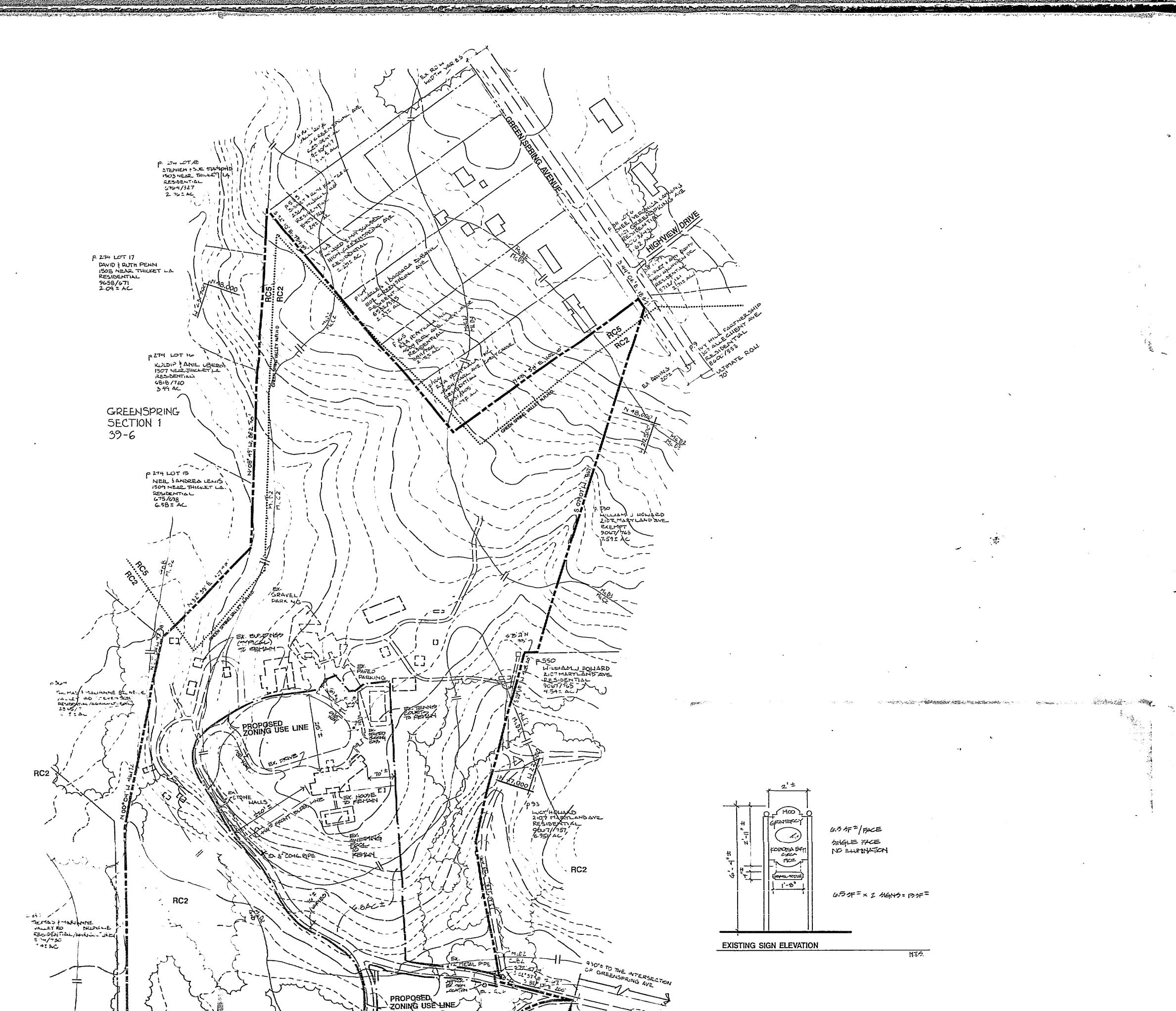
IT IS THEREFORE this 2 day of former. 1951 by the County Board of Appeals of Seltimore County CADIAID that the Potition for Special Hearing to approve and confirm the lawful and nonconforming residential, institutional and other uses as shown on Petitioner's Exhibit 80-1 and the continuation of the approved

Any appeal from this decision must be made in accordance with Rules Bol through B 13 of the Maryland Rules of Procedure. CONTRACTOR OF APPLIE

special exception was for educations, purposes be and is hereby

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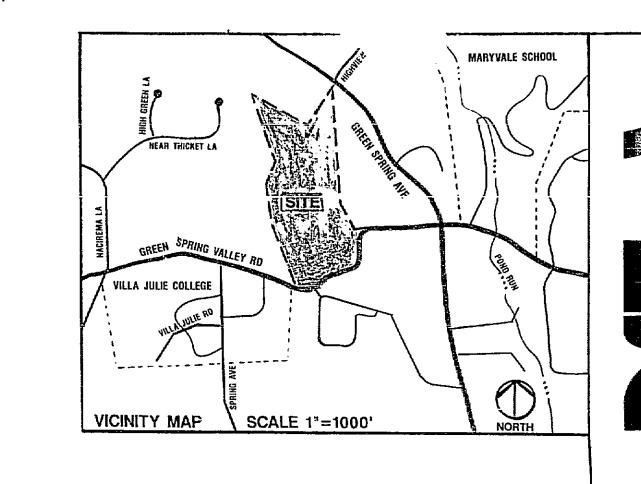
19 FLOOR

SCHEMATIC FLOOR PLAN

RICHARD PIET (TRASTEE)
2107 MARYLAND AVE
AGRICULTURAL
9067/769
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RC2



GENERAL NOTES

D.S. Thaler & Associates, Inc. 7115 Ambassador Roac Baltimore, Haryland 22244 (410) 944-3647 ATTN: Mr. Alan E. Scoll,R.L.A.

4. PROPERTY REFERENCES: TAX MAP: 59
GRID: 17
PARCEL: 81
TAX ACCT. NO: 20-00-30-3349
DEED: 6941/407
ADC MAP: 25;x-142

Boundary Plot: A.F. Bacharach

U.S.D.A.-Baltimore County Soil

Election District: 3 Census Tract: 403 Councilmanic District:

B. Existing ZGning: RC-5 & 1.9 Ac.+/-RC-2 & 42.9 Ac.+/-C. Density Calculations:

Allowable = RC-5 = 1.9 Ac.+/- x 0.667 units/Ac. = 1.3 units RC-2 = 42.9 Ac. +/- = 2 units

Proposed: 12 rocms-B&B & 1 space/rocm = 12 spaces
1 ex. resident = 2 spaces
14 spaces

E. Landscape Planting:

Site is heavily wooded. No trees are proposed to be removed. No Landscape Plan is required.

Proposed Lot Area: 296,208 SF +/- (6 8 AC.+/-) Width of lot at front building line: Required 1-1 Rooms = 175'
Each Additional Room = 25' OR
12 Rooms = 175 + 225 = 480' Proposed; 440' F

The existing use is residential/educational.
The proposed use is residential/educational/Bed &
Breakfast Inn. There are no known critical areas, archaeological sites, endangered species, or hazardous materials on the site.

All interior roads are private.

11. AVERAGE DAILY Average daily trips as calculated from the Baltimore TRIPS (ADTS): County Comprehensive Manual of the Development Policy. Single Family
Average Daily Trips = 19 units x 10/unit = 190 ADTS
Build Breakfast Inn = 12 Rooms x 10 unit = 120 ADTS
Tomat:
310 ADTS

12. This property as shown on the Plan has been held intact by the ownership shown since 1985 (according to tax map feed). No known part of the gross area of this property as shown on the plan has

ever been utilized, recorded or represented as density or area to Future Signs shall conform with Sections 413 B.C.Z.R./402.E.S. and all zoning policies.

14. Building foot prints shown are for illustrative purposes only and may not represent the actual foundation plan. The mainhouse 'Gramercy' is on the Maryland Historical Trust Inventory (BA-1679).

 Individual rooms which are rented may not contain cooking facilities (per Section \$02.0.2.(B.C.Z.R.). 17. The owners shall reside on the premises (per Section 402.D.4.).



PROJ. NAME: KOINONIA PROPERTY PLAN TITLE: PLAT TO ACCOMPANY ZONING PETITION

ELECTION DIST.: 8 COUNCIL DIST.: 3

LEST TOTAL OF THE PARTY OF THE ENTESIT NO!

OWNER/DEVELOPER: Koinonia Partnership

D.S.THALER & ASSOCIATES, INC. **SURVEYORS**

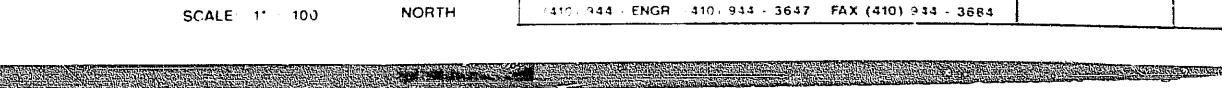
LAND PLANNERS 7115 AMBASSADOR ROAD BALTIMORE, MARYLAND 21244

1400 Greenspring Valley Road Stevenson, MD 21153-0119 PHONE: (410) 486-2405 CIVIL ENGINEERS LANDSCAPE ARCHITECTS

DATE: 11-21-95 SCALE: 1" = 100" PHOL NO.: 1823 SHEET 1 OF 1

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ACCOMPANY



/ R.C. 2 N 49,000 R.C. 5 R.C. 2 R.C. 2 R. C. 2 R.C. 5 R.C. 2 ELECTION DISTRICT: 3 COUNCILMANIC DISTRICT: 3 R.C. 2 SITE W 22,200' SPRING VALL 200 SCALE ZONING MAP R. C. 2 TO ACCOMPANY N 46.C **ZONING PETITION** SOURCE: BALTIMORE COUNTY 1992 200 SCALE ZONING MAPS NW 12D & 13D R.C. 2 #224 92.185-XA 48 **KOINONIA PROPERTY** D.S. THALER & ASSOC., INC.